



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

January 12, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Surplus State-owned Land  
Gaylord Management Unit – Cheboygan County  
Land Transaction Case #20031107

Description: Cheboygan County, Koehler Township, T35N, R02W, Section 34:  
Parcel 1: the north 1.25 acres of that part of the NE ¼ of the NE ¼ lying east of the centerline of Big Sky Trail, containing 1.25 acres.  
  
Parcel 2: that part of the NE ¼ of the NE ¼ lying east of the centerline of Big Sky Trail; EXCEPT for the north 1.25 acres thereof, containing 1.25 acres more or less.

Purchaser: Highest bidder by means of a public auction.

Appraised Value: Parcel 1: \$6,000.00  
Parcel 2: \$6,000.00

Sale Price: Highest bid with a minimum bid of:  
Parcel 1: \$6,000.00  
Parcel 2: \$6,000.00

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) January 26, 2009 Calendar, and is eligible for approval on February 2, 2009. The transaction will also be posted in local newspapers as required by legislation.

Acquired: The parcels were acquired by an exchange in 1931 with the federal government and holds tax reversion status.

Minerals: The mineral rights to these parcels have been leased. The Department should retain mineral rights.

NATURAL RESOURCES COMMISSION  
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • J. R. Richardson • Frank Wheatlake

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January 12, 2009

Comments: The properties to be sold are two 1.25-acre vacant residential properties. They are located approximately 2.5 miles east of Indian River, on a gravel county road.

The properties are separated from a large block of State-owned land by a maintained county road and are bordered to the north and east by the Pigeon River Woods Subdivision. Due to size and location, these properties offer minimal timber, wildlife, and outdoor recreation opportunities.

The proposed sales were reviewed by Department staff and approved by the Department's Land Exchange Review Committee on June 21, 2007. These sales will contribute to Natural Resources Commission Policy 2627 and the Department's Land Consolidation Strategy by selling non-essential lands, depositing the proceeds into the Land Exchange Facilitation Fund (LEFF), and using the proceeds to purchase in-holdings and other lands that will better serve the Department's mission.

The LEFF Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

Recommendations: (1) That the parcels be sold at public auction to the highest bidder, with minimum bids of \$6,000.00 for each parcel.

(2) That the State retain rights to aboriginal antiquities.

(3) That the State retain mineral rights.

January 12, 2009

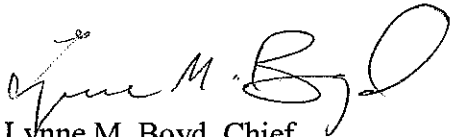
(4) That the proceeds from the sale be deposited into the LEFF.



David E. Freed, Chief  
Land and Facilities



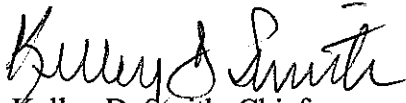
Ronald A. Olson, Chief  
Parks and Recreation



Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management



Russ Mason, Chief  
Wildlife



Kelley D. Smith, Chief  
Fisheries



Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

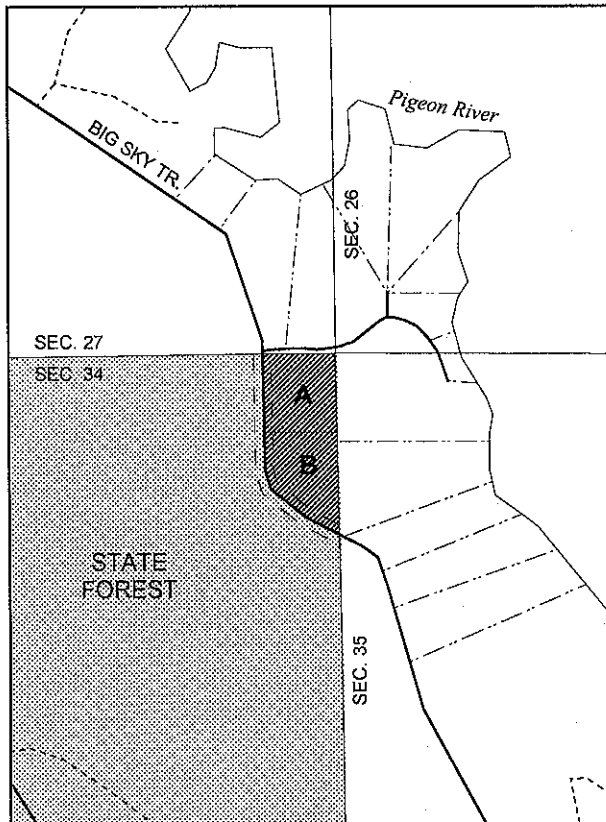
Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

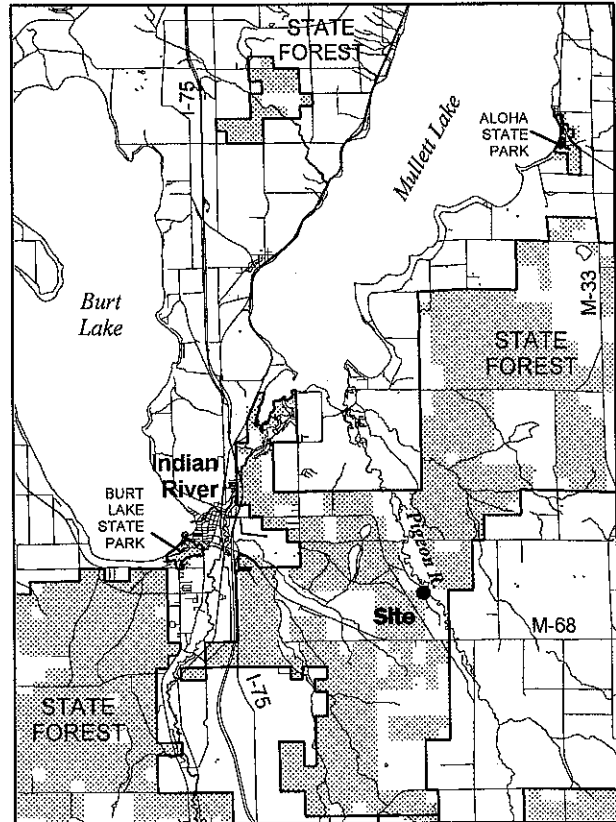
# SALE OF SURPLUS STATE-OWNED LAND

## Gaylord Management Unit - Cheboygan County

### Land Transaction Case #20031107

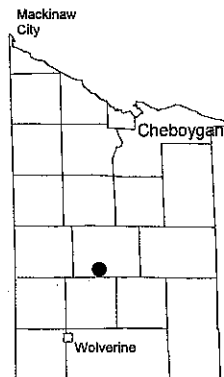


Section 34, T35N, R02W, Koehler Township



Regional Location

- State Forest and state park boundaries
- - - Road right-of-way
- Property lines
- State land to be sold (2 lots - \$6,000.00 each)
- State land
- Private land



CHEBOYGAN COUNTY



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Commission\_Memos\  
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